



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 8, 2020

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: October 22, 2020
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: VIRTUAL HEARING
PROJECT NO: 400127
PROJECT NAME: COSTA AZUL MIXED USE
PROJECT TYPE: Coastal Development Permit, Site Development Permit, Planned Development Permit, Vesting Tentative Map, and Easement Vacation Environmental Exemption, Process Five
APPLICANT: Oliver Hunter, Carmel Valley Centre Drive, LLC, a California Limited Liability Company
COMMUNITY PLAN AREA: Carmel Valley
COUNCIL DISTRICT: 1
CITY PROJECT MANAGER: Edith Gutierrez, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5117/EGutierrez@sandiego.gov

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California [Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, all Planning Commissioners will be participating in Planning Commission meetings by teleconference and/or videoconference. In accordance with the Executive Order, there will be no members of the public in attendance at the Planning Commission Meetings. We are providing alternatives to in-person attendance for participating in Planning Commission meetings. Updated information is available on the Planning Commission webpage: <https://www.sandiego.gov/planning-commission>.

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment form found on the Planning Commission webpage: <https://www.sandiego.gov/planning-commission>. If you have an attachment to your comment, you may send it to planningcommission@sandiego.gov and it will be distributed to the Planning Commissioners.

As a property owner, tenant, or person who has requested notice, please be advised that the Planning Commission will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council of an application for a Coastal Development Permit (CDP) for development within the Coastal Overlay Zone, Site Development Permit (SDP) for development within the Carmel Valley Planned District, Planned Development Permit (PDP) for deviations to structure height, a Vesting Tentative Map (VTM) for lot line adjustments and the creation of three commercial condominiums, and water Easement Vacation (EV).

The project site is located at 3501 Valley Centre Drive, in the Visitor Commercial (VC) zone of the Carmel Valley Planned District (CVPD), Coastal Overlay Zone (Appealable and Non-Appealable Areas), Parking Impact Overlay Zone (Coastal Impact Area) and Transit Priority Area, within the Carmel Valley Community Plan area. The project proposes is a 7-story, 128-room hotel, approximately 77,652 square feet of gross floor area, a 5-story office building, approximately 96,040 square feet of gross floor area including a 4,815 square foot restaurant, and accessory uses and structures. The hotel will be approximately 76'-0" in height and the office building approximately 68'-6" in height where the maximum height in the VC zone is 60'-0". The parking for the development will include a 2-level subterranean parking garage. The proposed project will be developed on a vacant 3.2-acre portion of a 9.89-acre site.

The decision to approve, conditionally approve, modify or deny the CDP, SDP, PDP, VTM and will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects). The environmental exemption determination for this project was made on August 26, 2020.

Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within 10 business days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 24005397



Development Services Department

Edith Gutierrez / Project No. 400127
(Costa Azul Mixed Use)
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RETURN SERVICE REQUESTED